

### 3181 Beaumont Woods Place, Honolulu 96822

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|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">202610827</a>                                                                                                                                                                                                                | Parcel#: <a href="#">1-2-9-072-013-0000</a>                                                                                                                                                                                               |
| List Price: \$1,975,000      | Original Price: \$1,975,000                                                                                                                                                                                                                    | Price Change: \$0                                                                                                                                                                                                                         |
| Beds: 4   Baths: 2/0         | Year Built: 1952                                                                                                                                                                                                                               | Remodeled: 2026                                                                                                                                                                                                                           |
| Region: Metro                | Neighborhood: Manoa-woodlawn                                                                                                                                                                                                                   | Building:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line 122 |
| Living Sq Ft: 1,706          | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line 126<br>0       | Total Sq Ft: 1,948                                                                                                                                                                                                                        |
| Land Sq Ft: 39,487           | Land Tenure: FS - Fee Simple                                                                                                                                                                                                                   | Lanai Sq Ft: 242                                                                                                                                                                                                                          |
| Total Parking: 5             | Date Listed: 06-03-2026                                                                                                                                                                                                                        | Days on Market: 19                                                                                                                                                                                                                        |
| View: City, Mountain, Ocean  | Frontage: Other                                                                                                                                                                                                                                | Type: Single Family                                                                                                                                                                                                                       |
| Assessed Building: \$212,400 | Assessed Land: \$1,131,700                                                                                                                                                                                                                     | Assessed Value: \$1,344,100                                                                                                                                                                                                               |
| Taxes: \$367   Year: 2025    | Maintenance Fee:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line 151<br>\$0 | Association Fee: \$0                                                                                                                                                                                                                      |
| Flood Zone: Zone X           | Stories: Two                                                                                                                                                                                                                                   | CPR: No                                                                                                                                                                                                                                   |
| Condition: Excellent         | Parking: 3 Car+, Driveway, Garage                                                                                                                                                                                                              | <a href="#">Zoning</a> : 03 - R10 - Residential District                                                                                                                                                                                  |
| Close Price: \$1,925,000     | Close Date: 07-21-2026                                                                                                                                                                                                                         | Financing: Cash   Concessions:                                                                                                                                                                                                            |
| Elementary:                  | Middle School:                                                                                                                                                                                                                                 | High School:                                                                                                                                                                                                                              |

**Public Remarks:** An exceptional private estate in the heart of Manoa, this rare offering captures the timeless elegance of old Hawai'i with modern upgrades (renovation in 2026). Tucked away at the end of a private road on an expansive, almost 1 acre lot, this 4 bedroom, 2 bath residence offers unparalleled serenity. Thoughtfully reimagined, the home presents multigenerational living with a 3 bedroom 1 bath layout upstairs and downstairs a separate entrance 1 bedroom 1 bath, ideal for extended living or refined hosting. Sweeping mountain to Ala Moana views provide a stunning natural backdrop. Including 19 owned PV panels, a Tesla battery, and EV charger to enhance modern island living. The chef's kitchen upgraded with new appliances and curated finishes, renovated bathrooms and Pergo flooring throughout. The exterior and interior has been completely painted. All jalousie windows have been replaced with modern windows. A dramatic lava rock fireplace anchors the living spaces, while an oversized garage offers generous room for multiple vehicles. This is unlike anything else on the market. Open House on June 14th 2-5pm will be the last open house for this listing. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Fireplace, Microwave, Photovoltaic - Owned, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck **Utilities:** Cable, Connected, Public Water, Underground Electricity, Water **Construction:** Hollow Tile, Single Wall, Vinyl **Lot Features:** Other **Floor:** Ceramic Tile, Vinyl **Disclosures:** See Remarks **Land Recorded:** Land Court **Furnished:** Negotiable **Architectural Style:** Detach Single Family, Multiple Dwellings **Construction Materials:** Hollow Tile, Single Wall, Vinyl **Roof:** Composition **Flooring:** Ceramic Tile, Vinyl **Security Features:** Key **Easements:** Other **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**



